

Received March 18, 2025

Rezoning Application Report

Applicant Information

- **Applicant Name:** Tim Karas
- **Property Address:** 2505 Dana Circle, Gainesville, GA 30507
- **Parcel Number:** 15021A000036B
- **Current Zoning:** AR-1 (Agricultural-Residential)
- **Proposed Zoning:** H-B (Highway Business)
- **Total Acreage After Combination:** 1.41 acres

1. Description of Proposed Use

The applicant respectfully requests rezoning of the subject property to **H-B (Highway Business)** to allow for a **small, low-volume used auto dealership**.

This business model is **not** a high-traffic dealership but rather a **boutique-style sales operation**, facilitating approximately **20-30 vehicle sales per month**. Given this limited volume, the dealership will have a minimal effect on local traffic patterns and will not contribute to congestion in the area.

- **Type of Business:** Used Auto Dealership (Low-Volume)
- **Vehicle repair, minor:** Installation of GPS devices and minor reconditioning on inventory vehicles in preparation for sale.
- **Operating Hours:** 9:00 AM – 7:00 PM, Monday through Saturday
- **Traffic Impact:** The business will generate only a **small number of customer visits per day**, ensuring a low impact on surrounding roadways.

2. Entrance & Traffic Considerations

To further mitigate any traffic concerns and maintain harmony with the surrounding area, and due to the fact that a Cornelia highway entrance is **infeasible**, we need commercial access and the primary entrance to the property be located on **Dana Drive**.

- Given the **low sales volume and minimal daily traffic**, this entrance would **not negatively impact Dana Drive's existing traffic conditions**.
- The business does **not** require large transport trucks or high-volume deliveries, further reducing any potential strain on local roads.
- This entrance location would also help ensure smooth traffic flow for customers without disrupting neighboring properties.

3. Proposed Development Standards

- **Number of Lots:** 1 lot (after combination)
- **Lot Size:** 1.41 acres
- **Setback Requirements:**
 - **Front:** 30 feet
 - **Side:** 20 feet
 - **Rear:** 10 feet
- **Use Restrictions:** No additional restrictions beyond Hall County's **H-B** zoning requirements.
- **Vehicle parking spaces:**

- **Display:** 43
- **Customers/employees:** 11
- **Awaiting reconditioning:** 12

4. Proposed Signage

- A professional business sign will be **affixed to the building**.
- **Size:** Approximately **15 feet wide by 10 feet tall**.
- **Lighting:** The sign will be **either externally illuminated with a mounted light or internally backlit**, ensuring visibility while minimizing light pollution for nearby properties.

5. Proposed Lighting & Security Measures

We are committed to maintaining a **safe and well-lit environment** while being mindful of neighboring properties. The lighting plan includes:

- **Parking lot lights** to ensure the safety of customers and employees.
- **Building-mounted lighting fixtures** to provide additional security and visibility.
- **Minimizing Light Pollution:** A **fence will be installed** at the rear of the property to serve as a light shield for any neighboring properties.

By implementing these measures, we aim to create a secure and inviting business space **without negatively affecting surrounding residences**.

6. Provisions for Water and Wastewater Disposal

- The property will be **connected to public water** to ensure adequate service.
- A **new septic system** will be installed to meet all **Hall County Health Department** regulations and standards for wastewater disposal.

7. Plans for Protecting Neighboring Properties (Buffers & Fencing)

Respecting and protecting **neighboring properties** is a **top priority** for this rezoning request. To ensure this, we will implement the following:

- A **15-foot transitional buffer** along the **rear of the property**, which will provide natural separation from adjacent properties.
- A **fence enclosing the rear portion of the property** to offer **both visual and noise screening** for our neighbors.
- An **additional 15-foot buffer** between our lot and the **adjacent property owned by LCTL Properties, LLC (Parcel #15021A000036C)**.

These steps will ensure **privacy, reduced noise, and minimal visual impact** on nearby residential and business properties.

8. Additional Documentation

A **proposed site plan** has been submitted alongside this application, detailing:

- The property layout,
- Proposed entrance location,
- Planned buffers and fencing,

- Lighting and signage plans.

Conclusion & Justification for Rezoning Approval

The proposed rezoning will **positively contribute** to the local economy while ensuring minimal disruption to the surrounding community. Key justifications include:

- **Low-Traffic Impact:** With only **20-30 vehicle sales per month**, the dealership will not create congestion or strain existing infrastructure.

- **Respectful to Neighbors:** Proper fencing, buffers, and lighting control measures will **protect neighboring properties** from noise and light pollution.

- **Appropriate Commercial Use:** The **H-B zoning designation** aligns with the gradual commercial growth of this area while maintaining a responsible and well-managed business presence.

- **Reasonable Entrance Location Request:** The entrance on **Dana Drive** is a logical and respectful choice, given the **low volume of traffic** the business will generate.

For these reasons, we **respectfully request** the approval of this rezoning application for **2511 Dana Drive, Gainesville, GA 30507**.